



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

February 27, 2026

Dear Owner/Manager:

Under requirements of Montgomery County law, the Voluntary Rent Guideline (VRG), is updated annually to represent the annual change in the residential rent component of the Consumer Price Index for the Washington Metropolitan Area as reported by the U.S. Bureau of Labor Statistics. Effective March 1, the 2026 VRG for Montgomery County is 3.3 percent. The VRG in 2025 was also 3.3 percent. The established guideline reflects the inflationary pressures of the real estate industry in the Washington metropolitan area.

While Montgomery County Council adopted Executive Regulations implementing rent stabilization on July 23, 2024, the Department of Housing and Community Affairs (DHCA) strongly encourages owners of rental properties to maintain rent increases at or below the 3.3 percent VRG. Your cooperation in keeping rent increases affordable and within the VRG guideline is appreciated.

Please direct any questions or observations regarding rent increases or the implementation of the rent stabilization law and regulations to the Office of Rent Stabilization in the Department of Housing and Community Affairs at (240) 777-0311.

Sincerely,

Marc Elrich
County Executive